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# Part V

## Rainbow Community Plan

### San Diego County General Plan - 1990

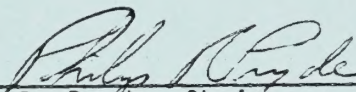
ADOPTED  
SEPTEMBER 29, 1971  
REVISED  
DECEMBER 19, 1979  
GPA 79-02

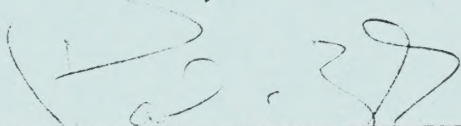
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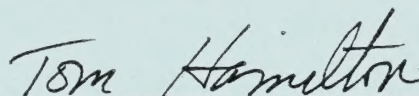
# CERTIFICATE OF ADOPTION

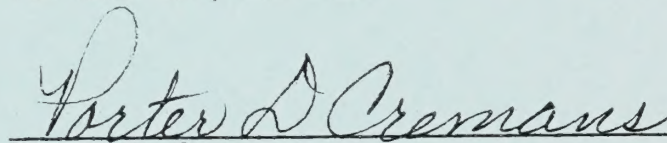
I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 79-02, Subitem (6), is the Rainbow Community Plan and is a part of the Land Use Element, Section II, Part V, of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 9th day of November, 1979.

  
Philip R. Pryde, Chairman

  
Attest: Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 79-02, Subitem (6), is the Rainbow Community Plan and is a part of the Land Use Element, Section II, Part V, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 19th day of December, 1979.

  
Tom Hamilton, Chairman

  
Attest: Porter D. Cremans  
Clerk of the Board

Adopted September 29, 1971  
First Amendment December 19, 1979, GPA 79-02

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## RAINBOW COMMUNITY PLAN

### FOREWARD

With the formation of a Citizens Committee on Rainbow in August, 1968, community participation in community planning got its start in San Diego County. The Citizens Committee later became the Rainbow Plan Committee. Following over two years work under the supervision of the County Planning staff, the Board of Supervisors adopted the Community Plan in 1971. Reference is made here to this study and the alternatives considered, as a basis for the General Plan Amendment (GPA) 79-02 revisions of the Plan.

The Board of Supervisors accepted the offer of the Rainbow Plan Committee to prepare a Plan revision in August, 1977, and authorized County staff to work with the Committee. Upon election of the Rainbow Planning Group in March, 1978, pursuant to Policy 1-1, the revision study was contained by this group. The Rainbow Planning Group focused on the Regional Growth Management Plan after Board of Supervisor action in January, 1979, resulting in a new Land Use Element to the General Plan.

The Rainbow Planning Group forwarded its proposals to the Department of Planning and Land Use in June, 1979. The following is the result of their cooperative effort. Acknowledgement is gratefully made here to the following staff:

Mr. Bud E. Gray, Director - Community Planning  
Department of Planning and Land Use

Mr. Michael R. Fagan, Senior Planner for Rainbow  
Department of Planning and Land Use

Ms. Carolyn Harshman, Regional Growth Management  
Department of Planning and Land Use

And the many who worked behind the scenes, with dedication.

The Rainbow Planning Group:

Fred E. Buck  
Eldis Davis  
Chris Duarte  
Shirley Kennedy  
Ralph H. Kuhlman  
Jessie McCracken  
Bill Mitchell  
Gladys Mitchell

Frank Nyholt  
Bill Roberts  
George Roberts  
Everett E. Russel  
Julia R. Sanderson  
Bonnie "Kitty" Scholer  
Walter H. Short





## CHAPTER 1

### PLAN ELEMENTS

#### INTRODUCTION

The Planning Group, considering revision within the structure of the Land Use Element adopted January 3, 1979, and the goals of the Regional Growth Management Plan, reaffirmed the principal goal of the original Rainbow Plan to maintain rural character and to balance agriculture with rural residential use. The original choices were reconsidered, brought up to date, and confirmed.

The continuing building moratorium in 600 acres of the valley, with no acceptable cost-benefit solution apparent, and the growth of commercial nursery uses not affected by the moratorium in this area, substantially restricted land use alternatives in the valley area, and resulted in a smaller Country Town.

Residential growth in the Rainbow Heights-Crest and Rainbow Glen areas during the past ten years was considered to demand either limitation on lot sizes in those areas or extensive reconstruction of roads serving the areas, for which no funds were available.

The effect of right-of-way acquisition through the Oakcrest Mobile Home Park by CalTrans for the I-15 freeway was studied as a separate GPA proposal, in 79-02. The necessary relocation of thirty-four coaches within the Park restricted alternatives and led the Planning Group to support the proposed GPA.

Department of Planning and Land Use staff supported the Group's positions in these hard choices after extensive meetings both in Rainbow and at the County offices.

#### POPULATION

##### Goal:

The original Rainbow Plan goal was 6,000. A recommended reduction by the Regional Growth Management Plan staff, the Series IV-B data of 4,150, was adopted by the Rainbow Planning Group in 1978. The expected Series V datum of 2,500 is the current target for 1995.

#### COUNTRY TOWN

##### Goal:

The County will reevaluate the Country Town boundary at such time as a solution to the high water table is found so that the "building ban" can be removed.

#### RESIDENTIAL

The Residential plan is based on these factors:

- Maintain and enhance the rural atmosphere.
- Accommodate the target population by providing development on an orderly, phased basis which will not overload public facilities.
- Encourage in-filling where facilities are available or can be con-



- structed at lower cost than elsewhere in the community.
- Encourage rural life styles but with site-specific attention to scenic values and the effects of severe grading to rural road capacities, and to conservation of natural resources.

## AGRICULTURE

Agriculture as an existing and potential resource is fundamental to the Rainbow community. Of the Plan's 8,800 acres, 2,000 are presently in agricultural use; and 2,000 more are suitable by reason of climate, soils, and water availability.

The original Plan encouraged and protected agricultural uses. This amendment reaffirms these goals. Uses in Rainbow divide principally into tree crops and commercial nurseries.

The nurseries are prosperous businesses, well-established, and gradually expanding in the relatively flat areas of the valley. This Plan provides for such growth.

Tree and vine crop agriculture is frequently on a small scale in conjunction with residential use. Emigrants, some retired, from urban areas are attracted to rural homesites where they may find limited avocado production profitable. The Plan encourages this use and expects growth within the limits which may be imposed by future water costs and availability for agricultural uses.

## MULTIPLE RURAL USE

Developments in the irrigation systems for avocado groves, permitting planting on steep slopes with drip irrigation, have altered the scope of uses in areas with severe geographical limitations.

Much of the areas designated Multiple Rural Use in the Rainbow Plan is limited not only by gradients in excess of 25% and by extreme rock outcropping but also by the very low capacity of roads serving these areas, roads which are not on the circulation map and cannot be widened except at great cost.

Residential density in these areas should be limited not only by terrain but by public service availability, particularly roads. Grading should be minimized, specifically "brushing" which destroys the natural vegetation and desirable plants as well as causing erosion.

The road capacity limitation is related to the multiple use aspect of this Element. Those uses encouraging greater public use of roads should be avoided.

## COMMERCIAL

A commercial development area of approximately twenty acres was specified in the original Plan, together with two small commercial corners one half mile east. This revised Plan reaffirms this commercial designation.



When the building moratorium is lifted in this area, development should be encouraged with requirements for underground utilities; sign controls; curb, gutter, and safe walk-ways; off-street parking; and landscaping in keeping with a rural community.

Commercial development in Rainbow should principally serve the community. Highway services at the proposed Freeway interchange at the north boundary of the Plan area would duplicate those existing and should not be encouraged.

The building moratorium in the commercial areas has encouraged commercial uses in connection with residences. Many of those presently existing ante-date the original Plan and have continued as non-conforming uses. Others have begun since adoption of the original Plan.

## INDUSTRIAL

Agriculture will continue as the community's dominant economic enterprise. But the door is not shut to industrial development which can operate in harmony with a rural area, and without noise, smoke, odors, heavy traffic, or other nuisances.

## PARKS AND RECREATION

The rural nature of Rainbow and openness of its agricultural areas provides an atmosphere of quiet relaxation which surpasses most urban recreation areas. There is a wealth of passive recreational opportunities.

The playgrounds of the Elementary school provide limited space for active recreation. The recent purchase of the County of five acres abutting the school grounds, for a local park, should be developed for community use. No funds are presently available.

## CIRCULATION

The circulation map roads of the original Plan are continued in this revised Plan without change except for the recommendation by the Planning Group, supported by staff, to delete First Street and add Fifth Street between Highway 395 and Rainbow Valley Boulevard.

The completion of Freeway I-15 and the necessary reconstruction of collector roads related to the freeway, will make changes in traffic patterns. The Planning Group recommends that at that time additions be made to the circulation map if needed.

Circulation map roads serve only a small part of the community and principally act as collectors for a network of community roads designed only for very limited traffic. Development in these outlying areas should be encouraged only with specific provision by land dividers for road improvement costs.

## FLOOD CONTROL

Flood control is a community goal. In 1968, the San Diego Flood Control District, anticipating Rainbow would join the District, prepared a flood control plan which is still essentially valid because of the lack of physical changes in the moratorium area.

This proposal should be brought up to date and considered as a basis to join the San Diego Flood Control District after detailed examination by the community, and inclusion by staff in the Capital Facilities Program.





## CHAPTER 2

### LAND USE

The community of Rainbow is located in the rough, mountainous portion of northern San Diego County, bordered on the north by Riverside County. Rainbow Valley, a central valley approximately one square mile in size, is the focal point of the 15.5 square mile community plan area.

Rainbow is situated among the highlands between the Aqua Tibia Mountains and Santa Margarita Mountains with peaks adjacent to the valley reaching a maximum elevation of 2,349 feet. The slopes of the mountains are both rocky and steep. Runoff from winter rains is often quite rapid and creates a sheet flow of water across the valley floor due to the steep slope and sparse soil cover. Large live oaks and sycamores can be found on the valley floor while scrub oak and green chaparral cover the rocky hillsides.

The valley's climate is quite mild and severe frosts are rare due to moving air currents. The average annual rainfall for the valley is 16.82 inches, as compared to the average annual precipitation for the City of San Diego of 10.40 inches per year. Seventy-nine percent of the rainfall occurs during the months from December through March. Year-round crop production is possible due to this climate.

Geographically, Rainbow can be separated into two distinct areas, the mountains and the valley. The mountainous portion consists mainly of detached and exposed worn masses of granite which are covered with natural chaparral where soil conditions preclude other vegetative types. The valley portion is characterized by sandy loam which is underlain at a shallow depth in many places with hardpan. This soil condition on the valley floor has caused extreme drainage problems for crops and residences alike.

#### RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

The Rainbow Community Plan implements the goals and policies of the Regional Land Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents.

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of urban development to take place in this region through the year 1995. The Land Use Designations shown on the Rainbow Community Plan will be used to implement the Regional Categories. The consistency between the Regional Categories and the Community Plan Land Use Designations is shown in the Compatibility Matrix. Twenty-five (25) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, Use Regulations in the Zoning Ordinance will be used to implement the Land Use Designations. The consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix. A complete listing of additional policies, procedures, and guidelines necessary to implement this plan is contained in the Plan Implementation Manual.



## LAND USE ELEMENT

Of the several mandatory plan amendments required by State law, the Land Use Element most directly influences community growth and development patterns. The Land Use Element of the Rainbow Community Plan designates the location, extent, and distribution of uses for the community's land.

Housing, business, industry, agriculture, recreation, education, public buildings and grounds, and other categories of public and private uses are designated. This element includes recommended standards of population densities and building intensities to be applied to the lands in the community planning area.

## LAND USE DESIGNATIONS AND USE REGULATIONS

NOTE: The descriptions contained in this portion of the Rainbow Community Plan conform to the descriptions contained in Policy 2, pages 11-9 through 11-21, of the Regional Land Use Element.

The following Land Use Designations and Use Regulations shall guide development consistent with the Regional Categories of the Regional Land Use Element. The Regional Categories are delineated on the Regional Land Use Element map. Use Regulations are part of The Zoning Ordinance. Specifically,

- The following Land Use Designations shall delineate locations for residential, commercial, and industrial uses to implement the policies of the Regional Categories.
- These Land Use Designations shall include the maximum density (and in certain cases, a minimum density) allowed in that designation and shall also include density figures applicable under the "density bonus option" of the Inclusionary Housing Policy.
- The Use Regulations consistent with each Land Use Designation shall be categorized as follows:

### CONSISTENT USE REGULATION (CUR)

- These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

### SPECIAL CIRCUMSTANCES (SC)

- These represent Use Regulations that are consistent with a particular Land Use Designation in existing (as of the date of adoption of this Element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

## URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and in certain instances, a variety of densities and building types is encouraged. The Urban Residential designations are consistent



with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

#### DESIGNATION

(1) Residential -- 1 du/gross acre where the average slope does not exceed 15%.

-- 1 du/2 gross acres where the average slope is greater than 15% and does not exceed 25%.

-- 1 du/4 gross acres where the average slope is greater than 25%.

(5) Residential -- 4.3 du/gross acre

#### COMMERCIAL DESIGNATIONS

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses.

(12) Neighborhood Commercial

-- This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the Regional Land Use Element.

(13) General Commercial

-- This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

#### NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations.

(17) Estate Residential

This designation provides for minor agricultural and low density residential uses. Parcel sizes of 2 or 4 acres or larger are required depending on the following slope criteria:

Slope: -- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.

- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area Category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

#### (18) Multiple Rural Use

- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. Parcel sizes of 4, 8, or 20 acres are required depending upon slope as follows, and the criteria established in the County Groundwater Policy which may require up to 40-acre parcels:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Permitted parcel sizes are as specified above, provided that Health Department requirements for adequate immediate and long term water supply and septic tank and leach fields can be met, provided that the criteria in the County Groundwater Policy can be met (which may require minimum parcel sizes of 40 acres), provided that when environmental analysis indicates that significant impacts could occur then larger parcel sizes will be required, and further provided that when zoning on the land requires a larger parcel size such larger parcel size shall prevail.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

#### AGRICULTURAL DESIGNATIONS

These designations promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse effect on



agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry.

#### (19) Intensive Agriculture

- This designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population.
- This designation permits 2, 4 and 8 acre parcels under the following circumstances.

One dwelling unit per 2 acres (gross) when the following finding is made:

- at least 80 percent of the land does not exceed 25 percent slope; and
- the land is planted, and has been planted, for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973) - avocados, flowers, tomatoes, and specialty crops; and
- a continuing supply of irrigation water is available to the land; and
- the land has access to a publicly maintained road without the necessity of a significant amount of grading; and
- two acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

One dwelling unit per 4 acres (gross) where the average slope of the land does not exceed 25 percent and the above finding cannot be made.

One dwelling unit per 8 acres (gross) where the average slope of the land is greater than 25 percent.

- In connection with commercial, industrial, public facility, public utility, electronic installations, and other specialized uses, a smaller parcel size may be permitted, provided on-site sewage disposal, zoning, and other site development requirements can be met.
- This designation is consistent with all categories of the Regional Land Use Element.

#### SPECIAL PURPOSE DESIGNATIONS

##### (21) Specific Planning Area

- This designation is used where a specific plan has been adopted or must be

adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Subregional Plan map. This designation may be consistent with all categories of the Regional Land Use Element.

#### (22) Public/Semi-Public Lands

- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards.

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

#### (24) Impact Sensitive

- This designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes:
  - environmentally sensitive characteristics such as floodplains, waterbodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat, heavy timber, mineral extraction, watershed and desert, and
  - safety impact considerations such, as floodways, faults, and landslide potential.

Parcel sizes of 4, 8, 20, and 40 acres or larger are required depending on the following criteria:



Slope	Not Exceed 25%	Greater than 25% Not exceed 50%	Greater than 50%
Environmentally Sensitive	4 acres	8 acres	20 acres
Safety Impact	8 acres	20 acres	40 acres

This designation is consistent with all categories of the Regional Land Use Element.

## 2.7 SPECIAL AREA OVERLAYS

Where some unique physical, legal, or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: 1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; 2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing Use Regulation other than the primary Use Regulation is appropriate. These overlays are:

### Scenic (S)

This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the Scenic value. This will be implemented primarily through the Scenic Area Regulations of The Zoning Ordinance (Section 5200).

### Resource Conservation Areas (RCA)

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations; and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

### District Preservation (DP)

The purpose of this overlay is to preserve the historic, cultural, and archi-

tectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of The Zoning Ordinance (Section 5700).



## CHAPTER 3

### PUBLIC FACILITIES AND COMMUNITY SERVICES

#### SCHOOLS

Vallecitos Elementary School has operated in Rainbow continuously since 1885. It serves also as a civic center. It provides kindergarten through 8 grades. Current enrollment is 150 students, in seven classrooms. When enrollment substantially exceeds 200, facilities must be expanded. Projected a.d.a. of the school administration should be considered upon each review of the Rainbow Plan.

Rainbow is served by the Fallbrook Union High School, ten miles distant, which provides bus service to Rainbow. Its present 1,800 enrollment is at capacity.

Palomar Junior College in San Marcos is available for higher education. No bus service is provided.

#### POLICE AND FIRE

The Rainbow Plan area receives police protection from the County Sheriff. A substation in Fallbrook is open during daytime; the Vista station is open at night.

Fire protection is provided by the Rainbow Volunteer Department organized as County Service Area Number 7. It maintains two stations: the main station in the valley area, and an auxiliary station in the Rainbow Heights area. First aid, as well as fire protection, is given, and a community instructional program is offered. Non-structural fire protection is provided by the California Department of Forestry operating out of the Red Mountain Fire Station about two miles southwest. The Fire District encompasses the entire Plan area plus some additional areas.

#### WATER

The Rainbow Municipal Water District, which serves a large North County area, provides retail water to Rainbow. The District built a new distribution system in 1964 and has expanded it as needs grew. Demands in the ridge areas and beyond have been met by hilltop tanks which require pumping from the valley reservoir. Rainbow Water is a public special district and "Proposition 13" has curtailed its ability to finance expanded facilities. It is probable that the Plan population target and reasonable phasing of growth will permit the District to meet the community's needs for residential water. No projections can be made with regard to agricultural demands.

#### SEWER

All communities which have concentrated populations are faced with the need for an adequate sewage disposal system in order to preserve proper health and sanitation. The community of Rainbow is no exception to this general rule. At the

present time, the entire planning area relies upon septic tanks for the disposal of sewage, except a package treatment plant that serves a mobilehome park. However, the high water table of the valley floor has resulted in a building ban in certain areas due to the poor percolation qualities of the soil that rule out the installation of additional septic tank systems.

It is anticipated that the proposed low density areas designated on the Rainbow Plan will continue to utilize septic tank disposal systems for the foreseeable future. The area presently under the building ban, however, will eventually have to be sewerred when it becomes economically practical to do so.

Inasmuch as Rainbow is presently in its early stage of development, it is not economically possible to establish a sewer system for the entire valley at this time. Clearly, all the areas of the valley would not and should not be served with sewers. Instead, the sewer system should be designed on the basis of need and in such a manner that it could be extended to conform to the Community Plan, when needed in the future. At least one existing or proposed residence or commercial building should be served by every 200 feet of sewer in any initial sewer installation in presently developed areas.

#### GAS AND ELECTRIC

Rainbow is served by the San Diego Gas and Electric Company, which maintains a gas compressor station in the community together with two major transmission lines south to the City of San Diego. A major high voltage electric line is under construction through the east and north parts of the community.

#### MEDICAL FACILITIES

There are no such facilities presently available in Rainbow except Fire Department first aid. A wide variety of medical specialists practice in Fallbrook, which has a modern 50-bed hospital.

#### CIVIC CENTER

The local Grange has generously offered its Hall for civic uses in the community for many years. The Vallecitos School classrooms are also available out of school hours. There is a pressing need for town-meeting space and facilities. This construction could be either in conjunction with the new Fire Station now planned or as part of the School, which needs auditorium facilities.



## CHAPTER 4

### IMPLEMENTATION

#### ZONING MATRIX

The Government Code Section 65860 requires that the County Zoning Ordinance must be compatible with the objectives, policies and general land uses and programs specified in the adopted General Plan. The following matrix shows the Use Regulations which are compatible with the Plan. All Use Regulations have reference to the San Diego County Zoning Ordinance No. 5281 (New Series). In each Land Use Designation, a number of zones may be suitable to meet the Intent of the Plan.

#### CAPITAL IMPROVEMENTS

The Plan intends that only a limited level of urban type facilities which are particularly appropriate for a rural area's anticipated growth be provided.

Expansion of the circulation map is not contemplated beyond the construction which CalTrans will build at its expense in acquiring right-of-way for the I-15 Freeway. Expansion of roads feeding into the circulation collectors must be to County standards but at developers' expense.

The planned Fire Station and a Civic Center meeting hall are immediately needed capital improvements, and should be incorporated into the County Capital Facilities Program.

Flood control is a less pressing need but planning should at least be started.

The riding-hiking trail goal can be achieved gradually by assembling the needed rights-of-way as opportunity offers. The easements for the aqueducts and high-voltage lines could form the basis for a beginning.

# COMPATIBILITY MATRIX<sup>1</sup>

## DEGREE OF COMPATIBILITY:

- CONSISTENT WITH REGIONAL CATEGORY
- \* CONSISTENT USE REGULATION
- SPECIAL CIRCUMSTANCES

REGIONAL CATEGORIES <sup>2</sup>						LAND USE DESIGNATIONS <sup>3</sup>	USE REGULATIONS <sup>4</sup>																											
CURRENT AND FUTURE URBAN	ESTATE	RURAL	COUNTRY TOWN	ENVIRON- MENTALLY CON- STRAINED	SPECIAL STUDY AREAS		RESIDENTIAL								COMMERCIAL								INDUSTRIAL				AGRICULTURAL				SPECIAL			
							R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	C-9	C-10	M-1	M-2	M-3	M-4	M-5	A-1	A-2	A-3	A-4	S-1
						URBAN RESIDENTIAL																												
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■			■			2. 1.0 DU/Ac.	*	*	*	*	*	*	*	*	*																			
■			■			3. 2.0 DU/Ac. (6)	*	*	*	*	*	*	*	*	*																			
■			■			4. 2.9 DU/Ac. (6)	*	*	*	*	*	*	*	*	*																			
■			■			5. 4.3 DU/Ac. (6)	*	*	*	*	*	*	*	*	*																			
■			■			6. 7.3 DU/Ac. (6)	*	*	*	*	*	*	*	*	*																			
■			■			7. 10.9 DU/Ac. (6)	*	*	*	*	*	*	*	*	*																			
■			■			8. 14.5 DU/Ac. (6)	*	*	*	*	*	*	*	*	*																			
■			■			9. 29.0 DU/Ac. (6)	*	*	*	*	*	*	*	*	*																			
■						10. 40.0 DU/Ac.	*	*	*	*	*	*	*	*	*																			
						COMMERCIAL																												
■			■			11. OFFICE PROFESSIONAL																												
■	■	■	■			12. NEIGHBORHOOD (14)																												
■			■			13. GENERAL (14)																												
■	■	■	■			14. SERVICE																												
						INDUSTRIAL																												
■	■	■	■			15. LIMITED IMPACT																												
■	■	■				16. GENERAL IMPACT																												
						NON-URBAN RESIDENTIAL																												
	■		■			17. ESTATE 1 DU/2 & 4 Ac. (15)																												
	■	■	■			18. MULTIPLE RURAL USE 1 DU/4, 8, 20 & 40 Ac. (15)																												
						AGRICULTURAL																												
■	■	■	■			19. INTENSIVE 1 DU/2, 4 & 8 Ac.																												
■	■	■	■			20. PRESERVES 1 DU/8 Ac.																												
						SPECIAL PURPOSE:																												
■	■	■	■			21. SPECIFIC PLAN AREA																												
■	■	■	■			22. PUBLIC/SEMI-PUBLIC																												
■	■	■	■	■		23. NATIONAL FOREST & STATE PARKS 1 DU/4, 8 & 20 Ac.																												
■	■	■	■	■		24. IMPACT SENSITIVE 1 DU/4, 8, 20 & 40 Ac.																												
■	■	■	■	■		25. EXTRACTIVE 1 DU/20 Ac.																												

## NOTES:

- The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
- See Regional Land Use Element Map.
- See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
- See the County Zoning Ordinance.
- Refer to Policy 2.1 of the Land Use Element text for the application of this designation.
- Twenty percent (20%) density bonuses are available in this designation for those projects qualifying under the Incentive Housing Policy. Refer to Policy 2.1 of the Land Use Element text for maximum permitted density.
- The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation.
- Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use (Policy 3.5 of the Land Use Element).
- Special Purpose Overlays may be applied over any of the 24 Land Use Designations. These overlays shall serve to modify and/or further

restrict the underlying land use designation (Policy 2.7 of the Land Use Element).

- The S-87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps.
- To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the Regional Categories (Policy 3.2 of the Land Use Element).
- Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval.
- Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses/use regulations may be consistent with this designation if these uses primarily serve the local population. This does not apply to those lands in Country Towns where commercial is designated on the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.

based on the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.

- Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
- Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg II-7) is permitted within this designation.
- The Extractive land use designation is an extractive designation which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.



# URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

## U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(1) Residential 1 du/1, 2, 4 gr.ac.	R-S, R-D, R-R, R-RO S-80, S-88, S-90, S-94	R-M, R-V, R-U, R-C A-70, A-72 S-82, S-86, S-92
(5) Residential 4.3 du/gr.ac.	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92

# COMMERCIAL DESIGNATIONS AND USE REGULATIONS

## U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(12) Neighborhood Commercial	C-32, C-30 S-80, S-86, S-88 S-90, S-94	R-C C-31 S-82
(13) General Commercial	C-36, C-30, C-32, C-34 C-42, C-44, C-46, S-80, S-84, S-86, S-88, S-90, S-94	C-31 S-82 R-C

# NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

## U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(17) Estate Residential	A-70, A-72, R-R S-80, S-88, S-90, S-92, S-94	R-RO, R-C, C-36 C-40, C-44, S-82, S-86
(18) Multiple Rural Use	R-R A-70, A-72 S-80, S-88, S-90, S-92, S-94	R-RO, R-C, C-36 C-40, C-44, M-50, M-52, S-82, S-86

## AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

### U S E   R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(19) Intensive Agriculture	A-70, A-72 S-80, S-88, S-90, S-94	R-C S-82, S-86

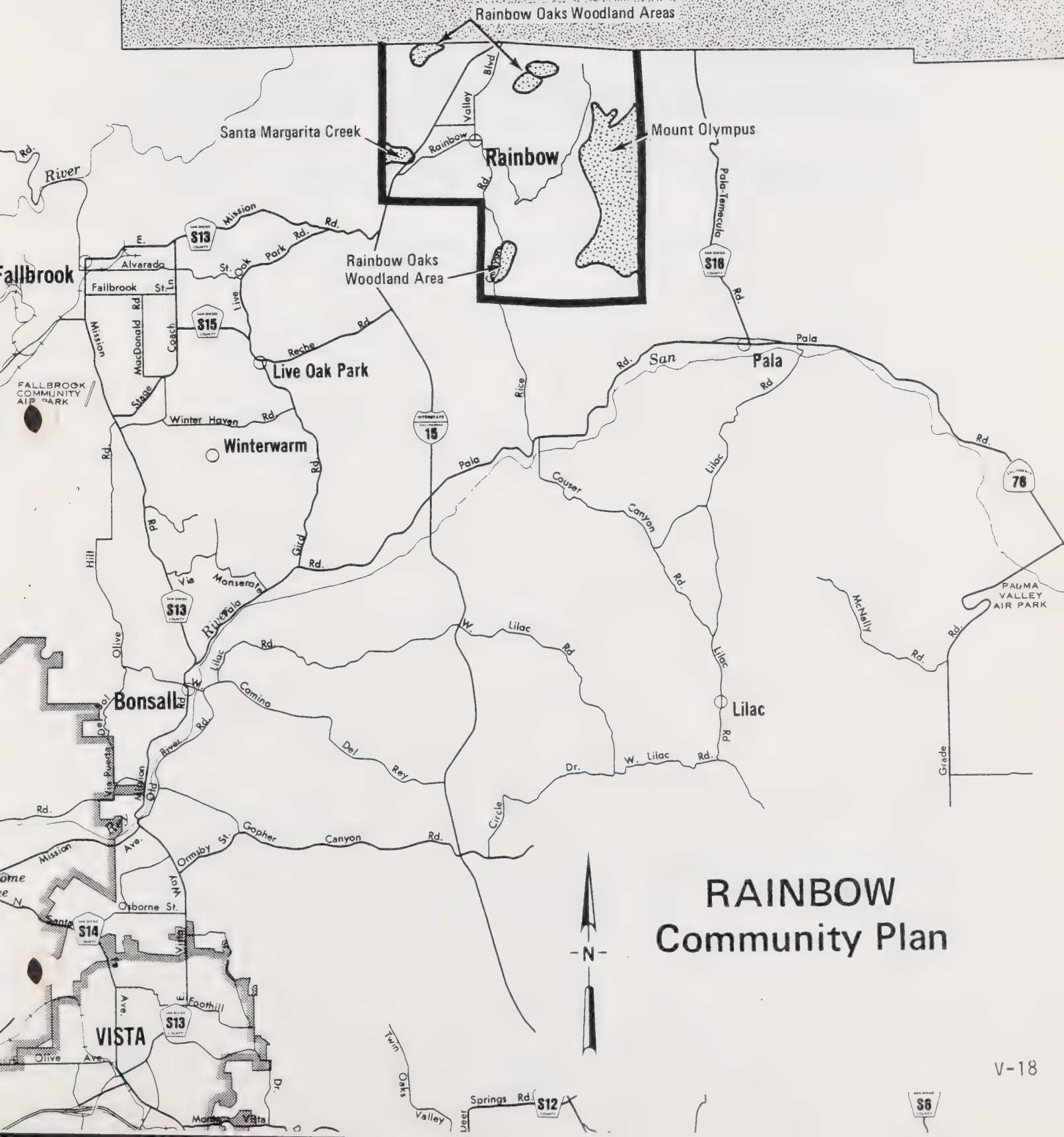
## SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

### U S E   R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(21) Specific Planning Area	Consistent with all Use Regulations	---
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	---
(24) Impact Sensitive	R-R A-70 S-80, S-88, S-90, S-92, S-94	A-72 S-82, S-86



# RAINBOW RESOURCE CONSERVATION AREAS



RAINBOW  
Community Plan

## RAINBOW RESOURCE CONSERVATION AREAS

1. Mount Olympus - Major resources in this area include steep slopes with chaparral, wildlife habitats and populations of the rare and endangered Peninsular manzanita. This mountain is one of the more prominent physical features of the area.
2. Santa Margarita River - Rainbow Creek Area - This area in the eastern end of Rainbow Creek includes steep canyon slopes and the oak woodland on the drainage bottom.
3. Rainbow Oak Woodland Areas - These are several small Resource Conservation Areas designed to conserve oak woodlands in the Rainbow area.



## APPENDIX B

### REGIONAL POLICY 1: REGIONAL CATEGORIES

The following seven Regional Categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

#### 1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

- Commercial, industrial, and residential uses and densities will be those permitted by the applicable Land Use Designations on the Community or Subregional Plan maps.
- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable Land Use Designations depicted on the Community or Subregional Plan maps.
- On residential lands achievement of overall densities of at least four (4) dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas.)
- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

#### 1.2 FUTURE URBAN DEVELOPMENT AREA (FUDA)

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

- A parcel size of ten (10) acres will be required when considering divisions of land. A smaller parcel size will be permitted only when an area is annexed to an adjacent city or development is conditioned upon annexation.
- The boundaries between Current Urban and Future Urban Development Areas will be evaluated approximately every three years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).
- The outer boundaries of all Current and Future Urban Development Areas will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

### 1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.
- Clustering or lot averaging will be permitted, providing:
  - the project will not require urban levels of service, and
  - at least 40% of the project area is in permanent open space.
- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

### 1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four (4) to forty (40) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

### 1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.



The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

#### 1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.
- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

#### 1.7 SPECIAL STUDY AREAS (SSA)

- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review or study.
- In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long range plan are prepared for the area.
- In the Otay Mesa Area, division of land or rezones shall be discouraged pending completion of studies on implementation of the Economic Development District.



## APPENDIX C

### REGIONAL POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional Categories delineated on the Regional Land Use Map shall be implemented through Land Use Designations delineated on Community and Subregional Plan maps. Within these Community and Subregional Plan areas, the following additional policies shall apply:

#### 3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land Use Designations permitting densities of one (1) dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, Country Towns, or existing locations.

#### 3.2 COMMUNITY PLAN DESIGNATIONS

Community and Subregional Plan designations, goals, objectives, and policies shall be consistent with the Regional Categories, goals, and policies of the Regional Land Use Element. Until public hearings are held to achieve consistency between the Regional Land Use Element as adopted by the Board of Supervisors on January 3, 1979 and the existing Community or Subregional Plans, the Land Use Designations of the Community or Subregional Plans shall take precedence over the Regional Categories. In the event a finding of consistency must be made between the old land use categories and the new designations, the attached Interim Conversion Table shall be utilized.

#### 3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and Use Designations shown on each Community Plan or Subregional Plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the Regional Land Use Element.

#### 3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans, and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:



1. The project will not adversely affect or promote premature growth to adjacent properties, and

the project has sufficient facility capacity to accommodate both the present and future population if built out to capacity, and

a substantial private investment in public facilities has been made on the basis of past approvals of development phases, and

the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the Community/Subregional Plan maps which resulted from previous approvals of Private Development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals.

### 3.5 EXISTING (80% -- 100%) SUBDIVIDED OR (80% -- 100%) DEVELOPED USES

Existing subdivided or developed uses which are not deemed appropriate for expansion pursuant to the goals of the Land Use Element may exist in certain locations of the County at the time of adoption of this Element. Subdivided/developed uses is defined as a project or an area which is at least 80% subdivided or developed to its capability when considering the density/type of development permitted when originally planned. In these cases, for the sole purpose of implementation, existing subdivided lands and developed uses (e.g., mobilehome parks) may be classified to a Use Regulation consistent with those uses. Expansion of these or similar uses into undeveloped adjacent areas must be consistent with the applicable Regional Categories and Land Use Designations.

### 3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the Regional Land Use Element to encourage the development of housing for all economic groups in the community (Goal #6). To implement this, developments not to exceed 60 du/gross acre may be permitted in Current Urban Development Areas if all of the following findings are made:

1. 100% of the units shall be made available to low and moderate income elderly households (as defined by the U.S. Department of Housing and Urban Development).
2. A major use permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning Commission and/or Board of Supervisors.



3. Sufficient services and facilities shall be available to support the project including public mass transportation.
4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

### 3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.
2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.
3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.
4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.
5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.